

ZB# 85-9

Cumberland Farms, Inc.

4-1-49.32

Prelim.

2/11/85.

Public Hearing:

3/26/85.

OLPD to be
notified

Applicant to
deliver copy to
3/12/85 - Sentinel

Denied

Use Variance/
Spec. Permit
Denied - 3/25/85

85-9- Cumberland Farms, Inc.
use variance

General Receipt

6317

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, N. Y. 12550

March 15 19 85

Received of

Cumberland Farms \$ 50.00

DOLLARS

For

Variance Application 85-9

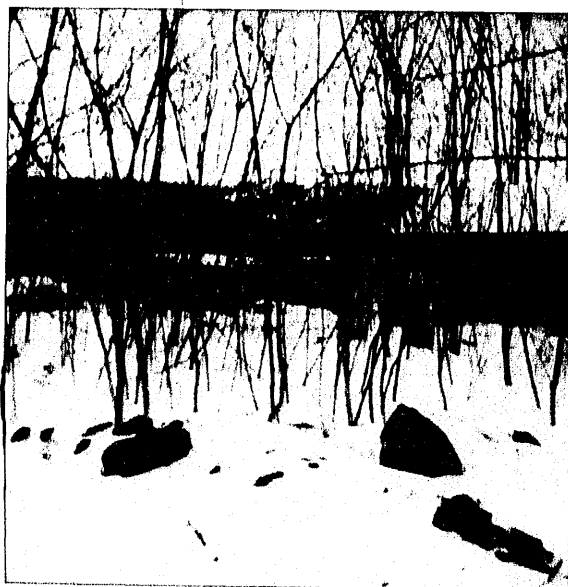
DISTRIBUTION:

FUND	CODE	AMOUNT
Cheq	850.00	
#773		

By

Pauline J. Townsend
Town Clerk

Title



①

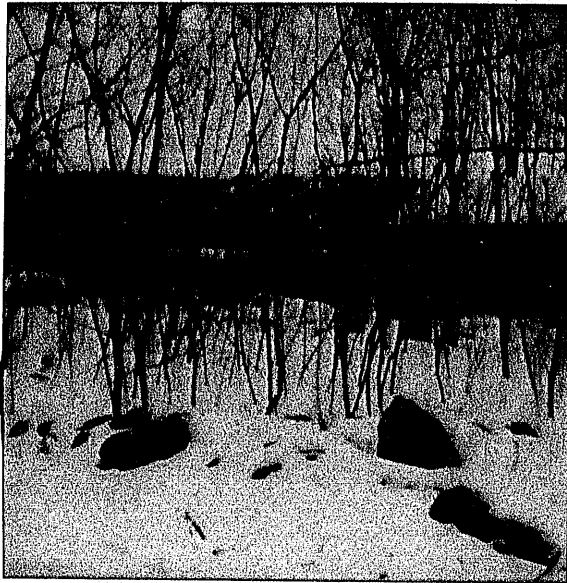


②



FUND	CODE	AMOUNT
Check # 50.00		
# 773		
Williamson Law Book Co., Rochester, N. Y. 14609		

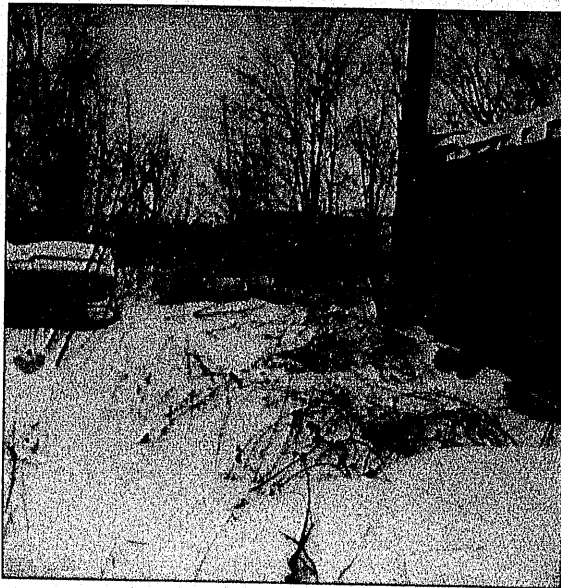
By J. William N. Manning E.C.
Town Clerk
 Title



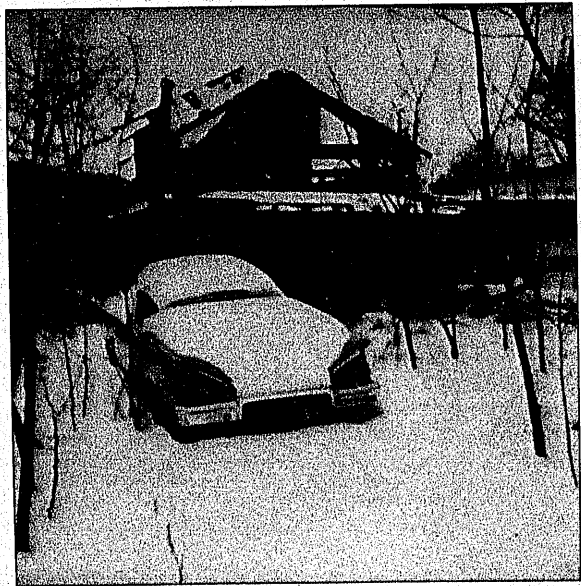
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②



③



④

Pat.

**PUBLIC NOTICE OF HEARING
BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Ordinance on the following proposition:

Application for a **VARIANCE** and **SPECIAL PERMIT** of the regulations of the Zoning Ordinance to permit Construction of a "Convenience" Food Market and Gasoline Filling Station being a **VARIANCE** and **SPECIAL PERMIT** of Sections 48-9 and 48-12 Table of Bulk/Use Regs. for property situated as follows:

Union Avenue at Benet Road (NE Corner) Town of New Windsor, New York

SAID HEARING will take place on the 25th day of March, 1985, at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N.Y. beginning at 7:30 o'clock p.m.

Daniel P. Konkel
Chairman
Patricia Delio,
Secretary

State of New York
County of Orange, ss:

Everett W. Smith, being duly sworn
disposes and says that he is
Publisher of the E.W. Smith
Publishing Company, Inc. publisher
of The Sentinel, a weekly newspaper
published and of general circulation
in the Town of New Windsor, and that
the notice of which the annexed is
a true copy was published ONCE
in said newspaper, commencing on
the 14th day of MARCH A.D., 1985
and ending on the 14th day of MARCH
A.D. 1985

Subscribed and shown to before me

this 31st day of May, 1985

Patricia Delio
Notary Public of the State of New York
County of Orange.

My commission expires 3/30/87

PATRICIA DELIO
NOTARY PUBLIC, State of New York
No. 5970775
Qualified in Orange County
Commission Expires March 30, 1987

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X
In the Matter of the Application of

CUMBERLAND FARMS/FREDERIC WARMERS

#85-9.

DECISION DENYING
USE VARIANCE AND
SPECIAL PERMIT

-----X
WHEREAS, CUMBERLAND FARMS, INC., a foreign corporation with principal offices located at 777 Dedham Street, Canton, Mass. 02021, and FREDERIC J. WARMERS of Lakeside Road, Newburgh, N. Y. 12550, hereby make application before the Zoning Board of Appeals for a use variance and special permit for purposes of construction of a convenience food market and gasoline pumps at the intersection of Union Avenue and Benet Road (a/k/a Browning Road), Town of New Windsor, New York, in an R-4 - residential zone; and

WHEREAS, a public hearing was held on the 25th day of March, 1985 at the Town Hall, 555 Union Avenue, New Windsor, New York; and

WHEREAS, applicant (owner) FREDERIC J. WARMERS appeared with licensed surveyor, Elias D. Grevas; and

WHEREAS, application was opposed by 56 adjacent residents; and
WHEREAS, the Zoning Board of Appeals of the Town of New

Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that the remaining vacant residential lots in the adjoining subdivision known as "Countrysyde" have all been built and sold within the last two-year period indicating that this land should be easily marketable as one-family residential.

3. The use as proposed by CUMBERLAND FARMS, INC. requires that large gasoline storage tanks be placed in the ground in order to facilitate the two pumping islands containing four gasoline pumps.

4. The character of the neighborhood is essentially residential with two (2) major subdivisions located to the rear.

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of law in this matter:

1. The evidence indicates that the aforesaid circumstances or conditions are such that the strict application of the provisions of the local law would not deprive the applicant of the reasonable use of such land or building.

2. The evidence indicates that the plight of the applicant is not due to unique circumstances and general conditions suffered by other persons within the same zone.

3. The evidence shows that the application as presented will alter the essential character of the neighborhood.

4. The evidence indicates that the proposed use will endanger the safety, health, comfort and convenience of nearby residents and will be of a hazardous nature.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor DENIES a use variance and special permit as applied for in the application in question.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and the Applicant.

Dated: April 8, 1985 .

Chairman

3/25/85 Public Hearing - Against Cumberland Farms.

(1)

Name:	Address:
Jan Sousa	456 Philo St.
IRWIN TABACK	454 PHILD ST.
Alomene Sousa	438 Philo St.
Maurice Rusnak	40 Keats Dr.
Charlotte Marcantonio	30 Cimorelli hbr.
Nicholas Marcantonio	30 Cimorelli hbr.
Rosemary Dutheil	446 Union Ave, New Windsor
Margie Linderauer	15 Cimorelli Dr.
Kenneth Linder	12 Cimorelli Dr.
Robert Kasprch	75 Keats Drive
Frank J. Stelzer	66 Keats Dr. NW.
Walter Wenzel	304 1st St. New Canaan
Daniel J. Hoya	342 Shelby Rd.
Edward F. Polom	51 KEATS DR.
Jean L. Walsh	5 Herbert Hoover Drive
Edward Walsh	5 Herbert Hoover Drive
Rosemary Hersh	444 Philo St.
Hilda M. Bennett	37 Herbert Hoover Drive
JOHN F. BENNETT	3 HERBERT HOOVER DR.
JAMES STEWART	318 BURROUGHS LANE
VINCENT IORIO	31 KEATS DRIVE
CARMINE A. DERRICO	334 HEMMINGWAY DR.
Mr & Mrs J. DiSanto	93 Keats Dr.
Warren E. Stumpf	336 Hemmingway Drive
Elizabeth C. Cimarelli	33 K. L. Dr.

3/25/85 Public Hearing - Against Cumberland Farms.

(1)

Name:	Address:
Jan Sousa	456 Philo St.
IRWIN TABACK	454 PHILD ST.
Alexandre Sousa	452 Philo St.
Maureen Rusnak	40 Keats Dr.
Charlotte Marcantonio	30 Cimorelli hbr.
Nicholas Manafior	30 Cimorelli hbr.
Rosemary Dutheil	446 Union Ave, New Windsor
Mary Lou Linderauer	15 Cimorelli Dr.
Kimberly Linder	12 Cimorelli Dr.
Robert Rasprich	75 Keats Drive
Frank J. Stilich	66 Keats Dr. NW.
Walter Wengen	304 Stephenson Lane.
Daniel J. Hoya	392 Shelby Rd.
Edward F. Polom	51 KEATS DR.
Jean L. Walsh	5 Herbert Hoover Drive
Edward P. Spald	5 Herbert Hoover Drive
Rosemary Heish	444 Philo St.
Hilda M. Bennett	37 Herbert Hoover Drive
JOHN F. BENNETT	3 HERBERT HOOVER DR.
JAMES STEWART	318 BURROUGHS LANE
VINCENT TORIO	31 KEATS DRIVE
CARMINE A. DERICO	334 HEMMINGWAY DR.
Mr & Mrs J. DePasato	93 Keats Dr.
Warren E. Stumpf	336 Hemmingway Drive
Elizabeth Colonnelli	33 Keats Dr.
Raymond Colonnelli	33 Keats Dr.
Perry Trotter	438 Union Avenue
William J. Sullivan	302 STEPHENSON LANE
Angie See	201 Melville Dr.
Don Lufford	106 PARKDALE DR, NEW WINDSOR, N.Y.

AGAINST CUMBERLAND FARMS.

Green Diet	205 Trevelyan Dr
Ellen M. Lynch	222 Melville Dr
Jonella Kuzel	16 Cimarelli Dr
Michael Kirk	16 Cimarelli Dr

Against Cumberland Farms ②

Name	Address
Angelo Valletta	53 Park Hill Dr.
Antonio Valletta	53 Park Hill Dr.
Bart Gaudioso	4 Herbert Hoover Dr.
Blasius Jau Gioso	" "
Eugene Hecht	13 Ona Lane.
Allen Zaruchel	221 Summit Drive
Emilia Trs + A	438 Union Ave
Lina Lorio	31 Keats Dr
BILL PFEIFFER.	7-SAWBIALEND DR.
Camille Pfeiffer	" " " "
Barbara Antonelli	360 Union ave.
Carrie & Mascarella	6 Herb Hoover Dr.
Helen Lennon	375 Byron La.
Mark Reiner	45 Keats Dr.
Frank D. Roncino SR	9 PARK HILL DR
Leslie Wartel	13 Cimorelli Dr.
Scott Ackerman	46 Poe ct.
Linda Ackerman	44 Poe Court
Doni Saig	79 Keats Drive
Connie Guadagno	5 Park Hill Dr
Mary Dickman	6 - Split Pine Dr.
Donald M. Martine	211 Melrose Dr.
Seymour Katz	6 Cimorelli Drive
Charles Clayton	8 Cimorelli Dr.
Jarice Rungw	Keats Drive

Prelim - 2/11/85
① 7:30 pm

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

85-9

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No.

Date February 7, 1985

To Cumberland Farms, Inc.
777 Dedham St.
Canton, Mass. 02021

Represented by: Elias D. Grevas
562-8667

PLEASE TAKE NOTICE that your application dated February 7, 1985
for permit to Construct a Food mart & Gasoline Filling Station
at the premises located at N.E. Intersection of Union Ave (County Hwy 69)
and Browning Road (AKA Benet Rd) Tax map Sect 4, Blk 1, Lot 49.32

is returned herewith and disapproved on the following grounds:

Property is in a R-4 single family residential zone. Proposed
use is not permitted in said zone. Also, a Gasoline filling
station can not exist in its permitted zone (NC or C) by special permit.

Note: 1) The remaining vacant residential
lots in the adjoining subdivision
have all been sold and built on in
the last two year indicating that
this land should be easily marketed
for a permitted use.

- 2) Cumberland Farms are the contract buyers
- 3) Property is owned by Fred Warmers
Lakeside Rd.
Newburgh, N.Y. 12550


Building Inspector

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD
TOWN BUILDING/ZONING OFFICER KENNEDY
TOWN BOARD MEMBERS

FROM: ZBA SECRETARY

SUBJECT: ACTIONS TAKEN AT ZBA MEETING OF 3/25/85

DATE: March 28, 1985

Please be advised that the following actions were taken and decisions made at the 3/25/85 meeting held before the Zoning Board of Appeals:

RONsINI, NICHOLAS - Request for use variance
was GRANTED

~~CUMBERLAND FARMS~~ - Request for construction of
food market & gasoline sales
(use and special permit) - DENIED

HELMER, WILLIAM F. - Request for construction of health
club/restaurant - Use Variance -
GRANTED

MINUTA, ROBERTO - Request for 10.2 ft. frontyard variance
GRANTED (previous vote deadlocked)

Patricia Delio, Secretary

/pd

cc: Ronsini, Nicholas
Cumberland Farms (% Elias D. Grevas, L.S.)
Helmer, William F. (% Arthur Anthonisen P.E.)
Minuta, Roberto



302 NORTH ST., NEWBURGH, NEW YORK 12550 / 914-561-2200

85-9.

February 8, 1985

To Whom it may concern:

I have been active as a real estate broker in the Newburgh area for over thirty five years. Over most of this time I have had occasion to represent Mr. Fred Warmers as Broker in various of his real estate transactions.

I am very familiar with the property on Union Avenue, New Windsor designated as section 4, block 1, Lot 49.32 on the Orange County tax map. Although this property has been offered as a site for residential construction there has never been an expression of interest by any potential home builder.

It is the opinion of the writer that the best use of this property would be for neighborhood commercial purposes.

Respectfully,

A handwritten signature in cursive script, reading "S. Jeffery Starin". The signature is written in dark ink and is positioned above the printed name.

S. Jeffery Starin

"Dedicated to the uniqueness and the universality of real estate investment."

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Ordinance on the following proposition:

Appeal No. 9

Request of Cumberland Farms, Inc.

for a VARIANCE *and* SPECIAL PERMIT of
the regulations of the Zoning Ordinance to
permit Construction of a "Convience" Food Market
and Gasoline Filling Station

being a VARIANCE *and* SPECIAL PERMIT of
Sections 48-9 and 48-2 - Table of Bulk/Use Regs.
for property situated as follows:

Union Avenue at Benet Road (NE Corner)

New Windsor, N. Y. 12550

SAID HEARING will take place on the 25th day of
March, 1985, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

Daniel P. Konkol
Chairman

This Indenture,

Made the 27th day of April, 1967, hundred and Sixty-seven,

Between SANTA ANNA EQUIPMENT CORPORATION, with office on Union Avenue (no number), R. D. 2, Town of New Windsor, Orange County, State of New York,

a corporation organized under the laws of the State of New York,

Lot 4932 ^{1/2} party of the first part, and
FREDRIC J. WARMERS, Lakeside Road, R. D. 3, Newburgh, New York; said Fredric J. Warmers of Lakeside Road, R. D. 3, Newburgh, New York, as TRUSTEE of each of the following Trusts, viz:- ANTONINA WARMERS TRUST, VIRGINIA STURRUP TRUST, ALBERT STURRUP, III, TRUST, and DANIEL STURRUP TRUST; and DOLORES VON GERICHTEN, 30 St. Paul's Road North, Hempstead, New York,

, parties of the second part,

Witnesseth, that the party of the first part, in consideration of ONE - - - - - (\$1.00) - - - - - Dollar, lawful money of the United States,

paid by the parties of the second part, does hereby grant and release unto the parties of the second part, their heirs, successors and assigns forever,

All that certain tract or piece of land, together with the improvements thereon, situate, lying and being in the Town of New Windsor, Orange County, New York, and more particularly bounded and described as follows:-

BEGINNING at a point in the middle of the highway known as Union Avenue, sometimes known as Little Britain Road and also as Silver Spring Road at the point of beginning of the fifth course described in deed made by Michael J. Donovan to Fredric J. Warmers, Fred E. Warmers and Tessie W. Warmers, recorded April 27, 1955 in Liber 1343 of Deeds at Page 528, Orange County Clerk's Office, and running thence North 17° 30' East 4 chains and 18 links (275.88 ft.); thence North 73° 30' West 40 links (26.4 ft.); thence North 16° 45' East 2 chains and 71 links (178.86 ft.); thence North 65° 40' West 11 chains and 59 links (764.94 ft.); thence along lands now or formerly of heirs of Samuel Lockwood, deceased, North 26° East 20 chains and 59 links

Avenue (no number), R. D. 2, Town of New Windsor, Orange County,

State of New York,

a corporation organized under the laws of the State of New York,

Lot 4932
FREDRIC J. WARMERS, Lakeside Road, R. D. 3, Newburgh, New York;
said Fredric J. Warmers of Lakeside Road, R. D. 3, Newburgh, New York,
as TRUSTEE of each of the following Trusts, viz:- ANTONINA WARMERS
TRUST, VIRGINIA STURRUP TRUST, ALBERT STURRUP, III, TRUST, and
DANIEL STURRUP TRUST; and DOLORES VON GERICHTEN, 30 St. Paul's Road
North, Hempstead, New York,

, parties of the second part,

Witnesseth, that the party of the first part, in consideration of ONE - - - - -
- - - - - (\$1.00) - - - - - Dollar,
lawful money of the United States,

paid by the parties of the second part,
does hereby grant and release unto the parties of the second part, their heirs,
successors and assigns forever,

All that certain tract or piece of land, together with the improvements
thereon, situate, lying and being in the Town of New Windsor, Orange
County, New York, and more particularly bounded and described as
follows:-

BEGINNING at a point in the middle of the highway known as Union
Avenue, sometimes known as Little Britain Road and also as Silver
Spring Road at the point of beginning of the fifth course described
in deed made by Michael J. Donovan to Fredric J. Warmers, Fred E.
Warmers and Tessie W. Warmers, recorded April 27, 1955 in Liber 1343
of Deeds at Page 528, Orange County Clerk's Office, and running thence
North 17° 30' East 4 chains and 18 links (275.88 ft.); thence North
73° 30' West 40 links (26.4 ft.); thence North 16° 45' East 2 chains
and 71 links (178.86 ft.); thence North 65° 40' West 11 chains and
59 links (764.94 ft.); thence along lands now or formerly of heirs of
Samuel Lockwood, deceased, North 26° East 20 chains and 59 links
(1292.94 ft.); thence along lands now or formerly of Alonzo Decker
South 68° 15' East 15 chains and 97 links (1054.02 ft.); thence
southerly and through the lands conveyed by Donovan to Warmers as
aforesaid approximately 26 chains and 36 links (1740 ft.) to the

LIBER 1766 PG 597

Lot 49.32 2

LIBER 1766 PG 598

most easterly corner of the one acre parcel excepted and reserved by said Donovan from said conveyance of lands by Donovan to Warmers; thence North 55° 30' West 217.73 feet; thence South 27° 21' West 200 feet to the northerly line of said Union Avenue; thence South 27° 21' West 25.20 feet to the center of said Union Avenue; thence westerly along the center line of Union Avenue 350 feet more or less to the point or place of beginning. Containing approximately 43 acres.

BEING a portion of the lands conveyed by Michael J. Donovan to Fredric J. Warmers, Tessie W. Warmers and Fred E. Warmers by deed recorded April 27, 1955 in Liber 1343 of Deeds at Page 528, Orange County Clerk's Office.

BEING the westerly portion of lands conveyed by Donovan to Warmers in aforesaid deed of Liber 1343 of Deeds at Page 528, and being the same premises conveyed by aforesaid Warmers to Santa Anna Equipment Corporation by deed dated September 9, 1957.

Instant conveyance being subject, however, to mortgage held by Fredric J. Warmers with unpaid principal balance of \$23,000.00.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

March 5, 1985

Elias Grevas L.S.
33 Quassaick Ave.
New Windsor, N.Y.

RE: 4-1-49.32 Antonia Warmers ETAL

Dear Mr. Grevas:

According to my records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$95.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,

A handwritten signature in cursive script, reading 'Christian E. Jahrling'.

CHRISTIAN E. JAHRLING IAO
SOLE ASSESSOR
Town of New Windsor



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

72

✓ New Windsor Associates
PO Box 563
Hudson NY 12534

✓ Clinton Frank & Sally
409 Carlton Circle
New Windsor NY 12550

✓ Gutheil Douglas E & Rosemary E
446 Union Ave.
New Windsor NY 12550

✓ Grehl James A & Judy Lynn
24 Cimorelli Dr
New Windsor NY 12550

✓ L'Estrange Richard & Nancy
26 Cimorelli Drive
New Windsor NY 12550

Graham Jack W & Elsie M
28 Cimorelli Drive
New Windsor NY 12550

✓ Marcantonio Nicholas & Charlotte
30 Cimorelli Drive
New Windsor NY 12550

✓ Riccio Albert J & Gladys M
17 Cimorelli Drive
New Windsor NY 12550

Cox Peter & Simone
478 Union Ave
New Windsor NY 12550

✓ Lindenauer Harvey & Maxine E
15 Cimorelli Drive
New Windsor NY 12550

✓ Bernstein Janice
13 Cimorelli Drive
New Windsor NY 12550

✓ Ferraiulo Anthony & Shirley
11 Cimorelli Drive
New Windsor NY 12550

✓ Tom Wai King & Victor
1 Park Hill Drive
New Windsor NY 12550

✓ Dubaldi Carmen R & Louise A
3 Park Hill Drive
New Windsor NY 12550

✓ Guadagno John Anthony & Concetta Mary
5 Park Hill Drive
New Windsor NY 12550

Mesaris Joseph A & Joan R
7 Park Hill Drive
New Windsor NY 12550

Ronsini Frank D & Lillian R
9 Park Hill Drive
New Windsor NY 12550

Denny William & Concetta
2 Herbert Hoover Drive
New Windsor NY 12550

✓ Gaudioso Bartholomew & Marie
4 Herbert Hoover Drive
New Windsor NY 12550

✓ Muscarelli Lenin & Anne
6 Herbert Hoover Drive
New Windsor NY 12550

✓ Kun Julious & Susanne
8 Herbert Hoover Drive
New Windsor NY 12550

✓ Rodriquez Edwin & Maria
447 Union Ave
New Windsor NY 12550



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TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

Griffen Jean
1 Herbert Hoover Drive
New Windsor NY 12550

✓ Goldfluss John L & Karen J
7 Herbert Hoover Drive
New Windsor NY 12550

Walsh Edward P & Joan L
6 Herbert Hoover Drive
New Windsor NY 12550

Bennett John F & Hilda M
3 Herbert Hoover Drive
New Windsor NY 12550

✓ Wilson Paul Jr & Marion
2 Park Hill Drive
New Windsor NY 12550

Brackenrig Edward J & Judith J
4 Park Hill Drive
New Windsor NY 12550

✓ Herrman William & Enid
23 San Giacomo Drive
New Windsor NY 12550

✓ McCormack Kevin & Jo Ann
21 San Giacomo Drive
New Windsor NY 12550

✓ Awshee Matthew & Milica
19 San Giacomo Drive
New Windsor NY 12550

✓ Elias Antonio P & Gladys
17 San Giacomo Drive
New Windsor NY 12550

✓ Hart Raymond & Mary
15 San Giacomo Drive
New Windsor NY 12550

Bernstein Ilene
13 San Giacomo Drive
New Windsor NY 12550

✓ Morales Felipe & Laura
32 Keats Drive
New Windsor NY 12550

✓ Perez Carlos & Vivian
34 Keats Drive
New Windsor NY 12550

✓ Berardanelli Louis A & Diane
36 Keats Drive
New Windsor NY 12550

✓ Cuomo Paul V & Jacqueline
38 Keats Drive
New Windsor NY 12550

Rusnak John J & Maureen
40 Keats Drive
New Windsor NY 12550

Karp Leonard A & Linda B
42 Keats Drive
New Windsor NY 12550

✓ Bonagur John F & Suzanne E
44 Keats Drive
New Windsor NY 12550

✓ Ackerman Scott & Tautillo Linda
46 Poe Court
New Windsor NY 12550

✓ Maffeo Albert F & Kathleen
48 Poe Court
New Windsor NY 12550

✓ Inbro Homes Inc
2375 Hudson Terrace
Fort Lee NJ 07024



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

✓ Chacon Jorge R & Myriam
52 Keats Drive
New Windsor NY 12550

✓ Hinspetter Timothy Jr &
Crapanzano Patricia, Anthony &
Anne
202 Melville Drive
New Windsor NY 12550

✓ Buconjic Marijan & Alojzija
204 Melville Drive
New Windsor NY 12550

✓ Shankman Harvey & Marcia
206 Melville Drive
New Windsor NY 12550

✓ Iorio Vincent D & Bettina
31 Keats Drive
New Windsor NY 12550

✓ Colonnelli Raymond & Elizabeth
32 Keats Drive
New Windsor NY 12550

✓ Acunzo Thomas G & Janice A
37 Keats Drive
New Windsor NY 12550

✓ Mylonas Pope & Dimitrios
41 Keats Drive
New Windsor NY 12550

✓ Heater Richard M & Mary F
43 Keats Drive
New Windsor NY 12550

Reimer Mark A & Sheila
45 Keats Drive
New Windsor NY 12550

✓ Polom Edward
51 Keats Drive
New Windsor NY 12550

✓ Zielinski Stanley & Halina
53 Keats Drive
New Windsor NY 12550

✓ Sacco Dennis A & Madelyn
55 Keats Drive
New Windsor NY 12550

✓ Zielinski Lech & Jolanta
57 Keats Drive
New Windsor NY 12550

✓ Fantino Anthony & Mary Lee
59 Keats Drive
New Windsor NY 12550

✓ Toromanides Sava & Anna
61 Keats Drive
New Windsor NY 12550

✓ Tammes Bradley S & Robin
63 Keats Drive
New Windsor NY 12550

✓ Bennett Christopher K & Frances
65 Keats Drive
New Windsor NY 12550

✓ Trinko James E & Rose M
67 Keats Drive
New Windsor NY 12550

Dietz John P & Eileen
205 Melville Drive
New Windsor NY 12550



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

- ✓ Casale Emil A & Regina
203 Melville Drive
New Windsor NY 12550
- ✓ See Douglas F & Elizabeth A
201 Melville Drive
New Windsor NY 12550
- ✓ Naser Jon & Deborah
300 Stephenson Lane
New Windsor NY 12550
- ✓ Sullivan William J & Patricia I
302 Stephenson Lane
New Windsor NY 12550
- ✓ Ullengren Walter & Diane
304 Stephenson Lane
New Windsor NY 12550
- Russo Peter S & Kathleen Michelia
303 Stephenson Lane
New Windsor NY 12550
- ✓ De La Parte Nicolas & Martinez Illeana
58 Keats Drive
New Windsor NY 12550
- ✓ Graham Robert W & Betty Ann
60 Keats Drive
New Windsor NY 12550



ELIAS D. GREVAS, L.S.

LAND SURVEYOR
33 QUASSAICK AVENUE
NEW WINDSOR, NEW YORK 12550
(914) 562-8667

LAND SURVEYS
SUBDIVISIONS

SITE PLANNING
LOCATION SURVEYS

12 March 1985

Orange County Dept. of Public Works
Route 17M
Goshen, N.Y. 10924

Att: Daniel Lisack, Engineer

Subject: Cumberland Farms, Inc., Proposed Site Plan, Union Avenue
(County Road # 69), Town of New Windsor

Dear Mr. Lisack:

Enclosed are two (2) copies of a Sketch Site Plan, last revised
this date, for a proposed facility on Union Ave.

Please note that we will be appearing before the Town of New
Windsor Zoning Board of Appeals for a use variance to permit this
facility on this site, as well as a bulk variance for the canopy
in the front yard.

Please review the enclosed with respect to the entrances on the
County road and advise us of any comments you may have. If you
wish to view the site in the field, I will be happy to meet with
you.

Very truly yours

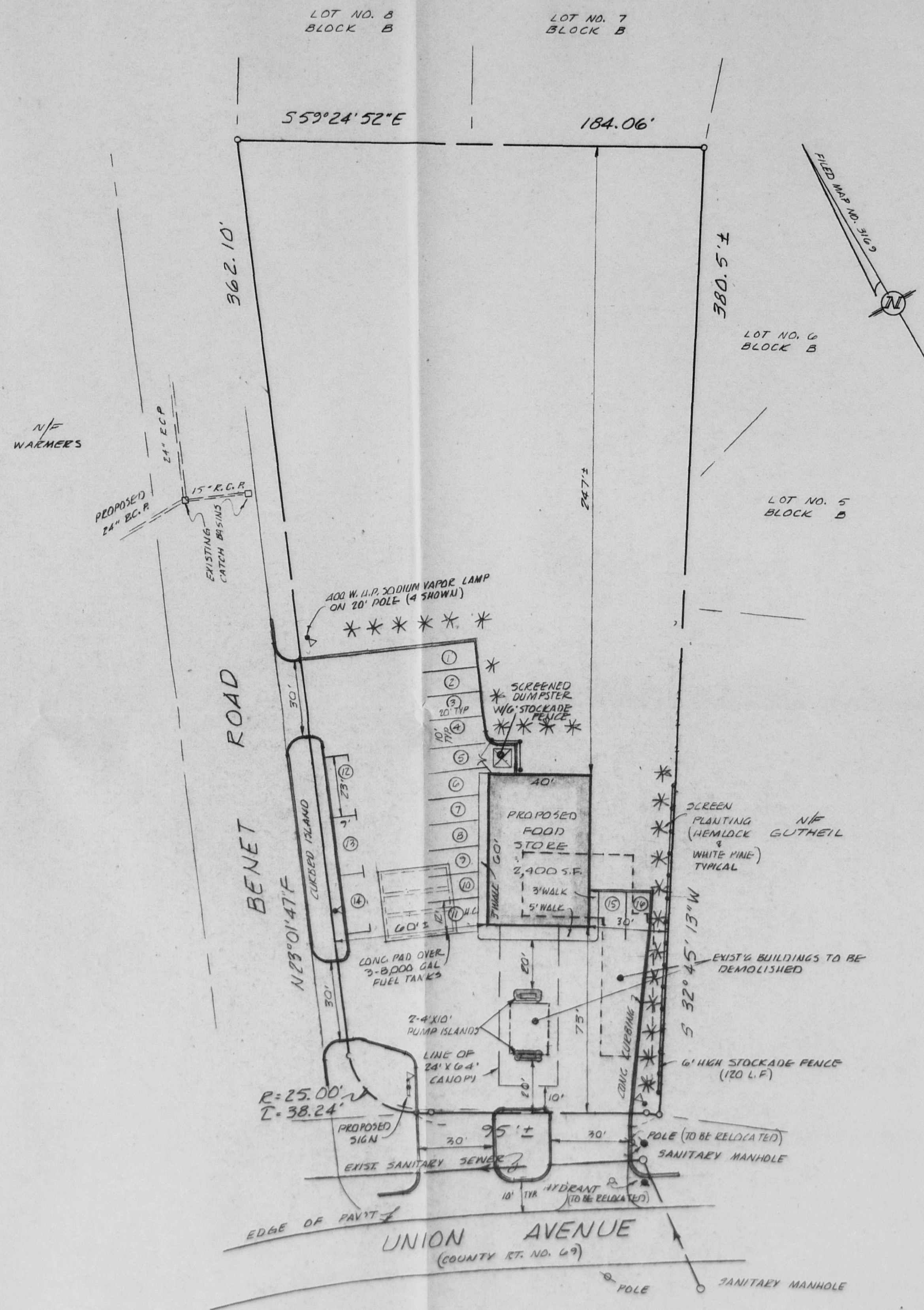
Elias D. Grevas, L.S.

cc: Town of New Windsor Z.B.A.
Cumberland Farms, Inc.
Orange County Planning Dept.

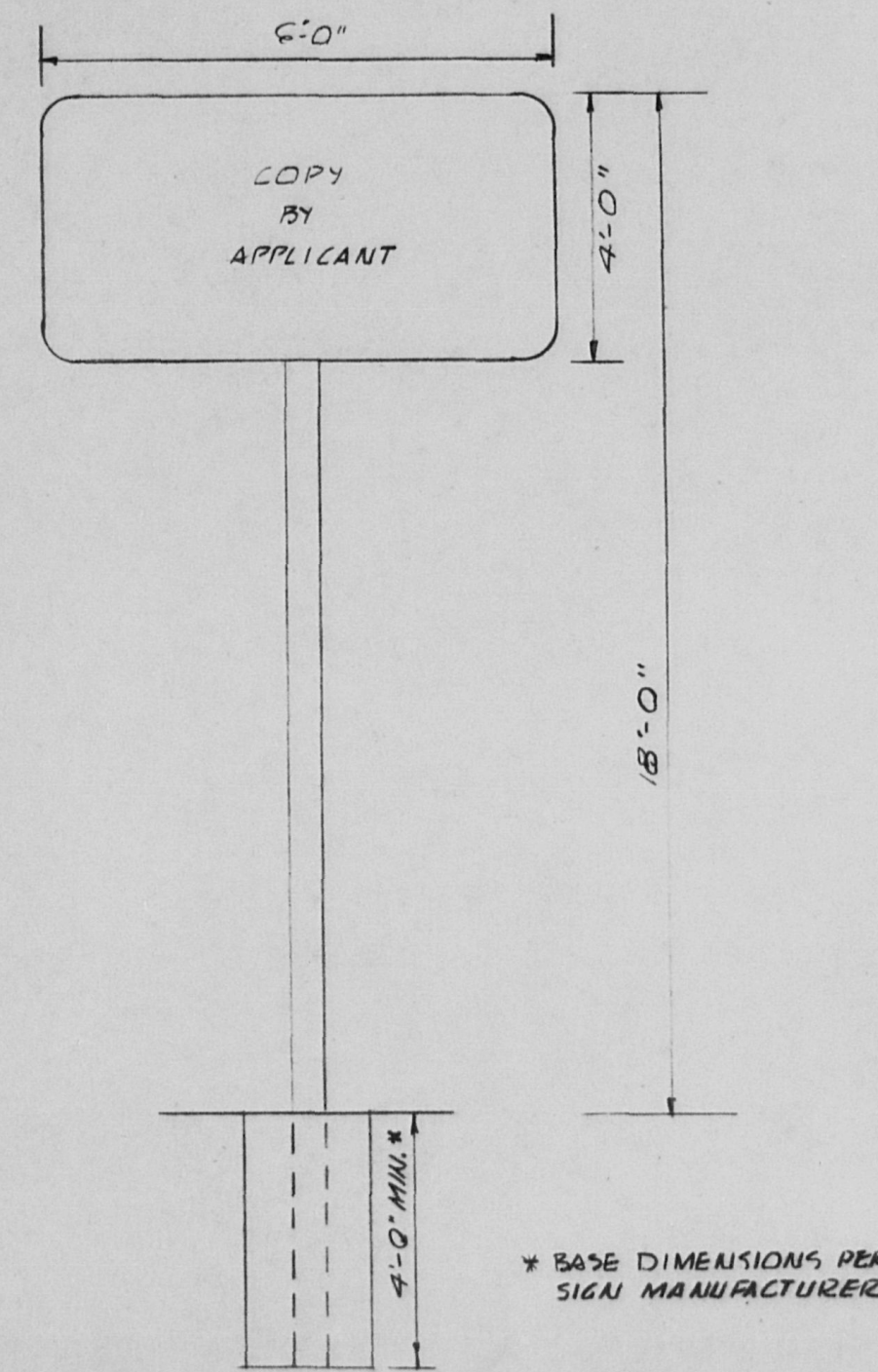
RECEIVED
ATTORNEY'S OFFICE
TOWN OF NEW WINDSOR

MAR 14 1985

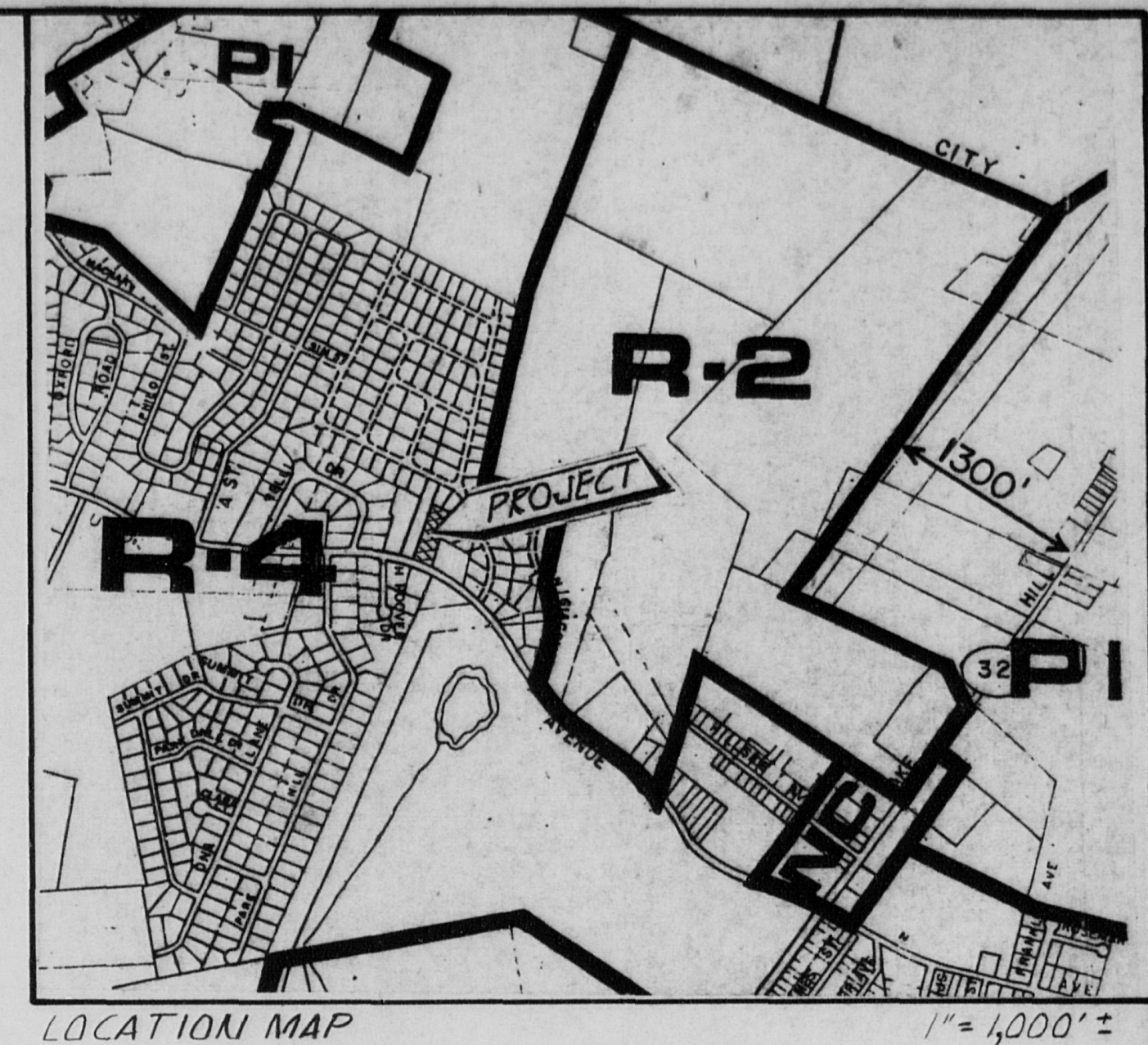
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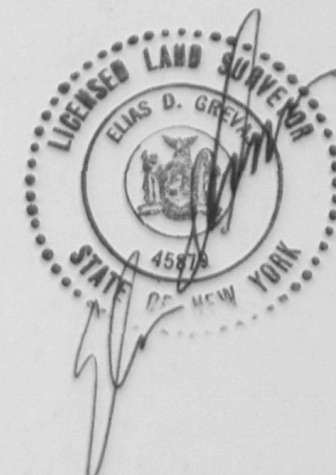
SITE PLAN
SCALE: 1"=30'



SIGN DETAIL
SCALE: NONE



- NOTES**
1. Being a proposed development of lands shown on the Town of New Windsor Tax Maps as Section 4, Block 1, Lot 49.32.
 2. Property Owner: Frederick J. Warmers
Lakeside Road, R.D. 3
Newburgh, N.Y. 12550
 3. Proposed Developer: Cumberland Farms, Inc.
777 Dedham St.
Canton, Mass. 02021
 4. Property Area: 1.3± Acres
 5. Property Zone: R-4
 6. Proposed Use: "Convenience" Market/Gasoline Filling Station (self-serve)
 7. Boundaries shown hereon are from a map of subdivision of "Windsor County Club Estates", said map having been filed in the Orange County Clerk's Office as Map No. 3169; Subject to a field survey by this office.



UNAUTHORIZED ADDITION OR ALTERATION TO THIS PLAN IS A VIOLATION TO SECTION 7209(2) OF THE N.Y.S. EDUCATION LAW.

ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUAINANCE AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR: CUMBERLAND FARMS, INC. TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK	
REVISIONS: DATE DESCRIPTION 3/12/85 REVISED LAYOUT, PER COMPANY		Drawn: L. B. H. Checked: Scale: 1"=30' Date: 25 MAY 1985 Job No: 85-009	

SKETCH
SITE PLAN